VILLAGE OF KEY BISCAYNE

RECREATION AND OPEN SPACE RECOMMENDATIONS

AND

RECOMMENDED CONCEPT PLANS FOR 530 CRANDON BOULEVARD

MAY 26, 2009

PREPARED BY

IBI GROUP

VILLAGE OF KEY BISCAYNE

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Introduction

Residents of the Village of Key Biscayne currently enjoy a high quality of life in terms of recreational opportunities, including their close proximity to water. As most communities – and the Village is no exception – the residents and Village leaders have continued to ask the question however, do we have enough parks and open space for our current population, as well as when we as a community approach buildout?

This degree of foresight has resulted in a number of recent studies and master plans that have been undertaken over the past several years. Inherent to each of these studies are questions regarding current and future parks and open space needs in the Village. Included in these studies are questions regarding the current park and open space amenities available to residents; discussion of the Village's Park Level of Service; and other factors pertinent to current and future needs. Past Councils have even considered the possibility of purchasing privately-owned land for conversion to public use.

To this end, Part 1 of this report includes a summary of findings after IBI extensively reviewed the existing parks system and the results of past planning efforts.

Part 2 includes a summary of the results of the Village's efforts to reach out to the residents of Key Biscayne and involve them in the planning process. A telephone survey was also conducted to verify the resident's park and recreation needs and priorities from a statistically accurate standpoint.

Part 3 of the document are conceptual studies for the development of the 530 Crandon site. These studies attempt to address some of the currently unmet recreation needs identified as part of this process.

Lastly, Part 4 of this document is a series of conclusions and recommendations to address the needs of the residents of Key Biscayne both present and future.

Section 1: Existing Conditions and Document Review

The planning process initially began with the review and analysis of previous planning efforts and each document's applicability to the topics and issues of this study. The documents reviewed included:

1. Village of Key Biscayne Comprehensive Plan
2. 2020 Vision Plan
3. Current EAR
4. Leisure Vision's Community Center Needs Assessment
5. Most current Capital Improvements Plan
6. Most current 5 Year Revenue and Expense Projections.

The following section provides a summary of these planning documents.

Recreation and Open Space Element

1. The Village should maintain a Level of Service (LOS) standard of at least 2.5 acres of local public parkland per 1,000 permanent population based on the U.S. Census population estimates.
2. Village of Key Biscayne shall continue to pursue the acquisition of additional park land in order to meet the above Level of Service standard.
    - The Village of Key Biscayne needs to explore other strategies for meeting the LOS standard. Possibly, lower the 2.5 acres number to a number that can be met with Key Biscayne's owned land throughout the Village. Key Biscayne could also enter into land agreements with the County and State to use recreation and open space lands that our outside of the Village's jurisdiction; however, for those lands to be counted towards the LOS, the State and affected jurisdictions would have to agree that the Village can use them towards meeting our LOS standard.

Based on the existing inventory of Village Park lands, currently the Village is at an effective LOS of 2.2 acres per resident, resulting in a deficiency of 2.8 acres of park land. (See chart below)

EXISTING VILLAGE PARKS AND RECREATION FACILITIES
(Within Current LOS Computation)

LOCATION	ACREAGE
Calusa Park	3.00
Village Green	9.50
Key Biscayne K-8 Center	2.02
East Enid Lake Park	2.78
Beach Park	2.00
Community Center	1.95
St. Agnes Field	2.13
Library Park	1.17
Hacienda Canal Pocket Park	0.03
TOTAL	**24.58**
530 Crandon Boulevard	0.52
TOTAL	25.10
Required	27.90
DEFICIT	**-2.80**

Key Biscayne in 2005: What We Value:

1. The Village of Key Biscayne values a compelling sense of place, lush landscaping, and a small-town ambiance. Residents and visitors refer to the Village as "Island Paradise".
2. Key Biscayne residents feel the Village is the best of both worlds. They find enjoyment in a close-knit community and access to services, activities and amenities on the mainland.
3. The Village was incorporated in 1991 and adopted their first Comp Plan/Master Plan in 1995 to assist in Village wide opportunities and deficiencies.

"Keeping the 'Village' in Our Village":

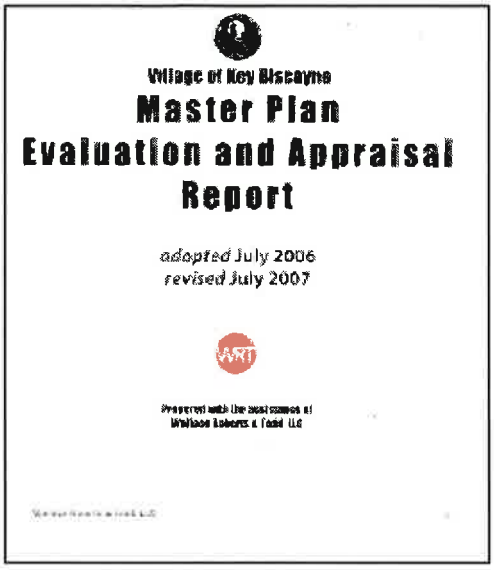
1. The Comprehensive Plan enacts laws and policies to maintain Key Biscayne's character that has been established:
    - Maintain our small town, by managing the scale and density of development
    - Enhance streetscapes, parks, civic and open spaces
    - Practice responsible stewardship
    - Expand array of passive parks

Sustainable Community Structure:

1. Encourage redevelopment of outdated commercial areas to preserve and expand services in well designed centers
2. Propose pedestrian and cycling linkages in neighborhoods, schools, parks, recreational and commercial properties

Key Areas of Community Consensus - Weaknesses

- Community Facilities and Services
  - insufficient parks
  - lack of playing/sporting fields
  - lack of land for future public facilities
  - poor maintenance of community's public spaces



Population Growth

- Size of families in village increased from 2.85 persons per family to 2.99 persons per family

Capital Outlay Allocations Analysis – Fiscal Year 2006-2007

- Future Land Acquisition/Playing Fields: $456,403 reserved in general fund, 0 was planned for 2006-07

Parks to Calculate Recreational/Open Space:

1. Village Green Park - 9.2 Acres

- Passive and active recreational facility with playground and walking/bicycle paths encircling the park
- Multi-purpose fields

2. Calusa Park- 7.5 Acres

- Part of Miami-Dade's Crandon Park, Village has an agreement for nonexclusive use with Miami-Dade County
- Village was going to improve Calusa Park consistent with the County's Crandon Park Master Plan. Village of Key Biscayne and Miami-Dade County could not come to an agreement because the County already developed a Master Plan for Calusa Park
- Multipurpose playing fields and recreational facilities
- Village does not own Calusa Park but maintains the facilities

3. Key Biscayne Community School

- Village maintains facility as recreational space
- Village of Key Biscayne signed a joint agreement with Miami Dade County Public Schools to use school grounds

4. Bill Baggs State Park

- State Park facility – partnerships have been explored in the past, no current plans for partnering of any kind

In addition to the Master Plan, the Village:

- Acquired .4 acres of pedestrian friendly pocket parks and mini-plazas as part of Crandon Boulevard Master Plan

Streetscape and Landscape Improvements

- Crandon Boulevard
- West McIntyre Street
- Harbor Drive
- Redesign of Village Entrance:
    - Pocket parks/mini-plazas, street furniture, public art, signalization, street lighting, traffic, street name signage, utilities

Landscape Plan Criteria for Key Biscayne

- Enhance Architectural features
- Relate structural design to site
- Screen unsightly views
- Reduce noise impacts
- Street trees should shade roadways and provide visual order

Sustainability

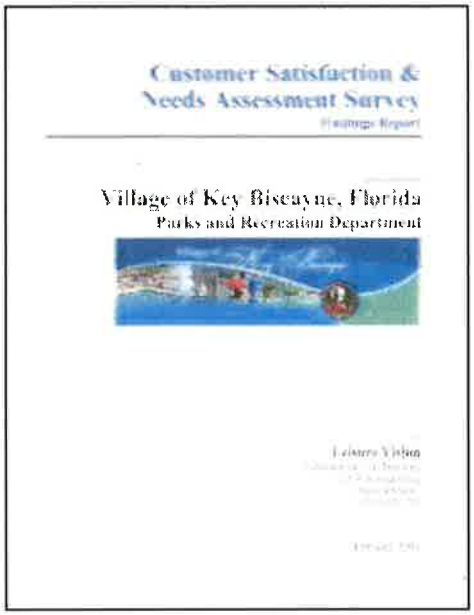
- Continue exploring new ways to integrate green technologies into public facilities

Recommendations for Recreation and Open Space

- Increase active recreation facilities
- Construction of ball fields located within the Village
- More neighborhood passive parks
- Village council will adopt a financially feasible Annual Plan and a 5-Year Capital Improvement Plan to solve the level of Service shortfall of 2.80 acres for recreation and open space

Community and Recreation Needs

- The following is a percentage of respondents who requested certain facilities
  - Walking and Biking Trails (83%)
  - Outdoor Parks/Open Space for passive activities (81%)
  - Outdoor Pools w/Exercise Lanes (76%)
  - Fitness Areas (75%)
  - Educational/Recreational space for small group meetings (75%)
  - Casual family orientated concessions, eating areas (72%)


Customer Satisfaction & Needs Assessment Survey

Village of Key Biscayne, Florida
Parks and Recreation Department

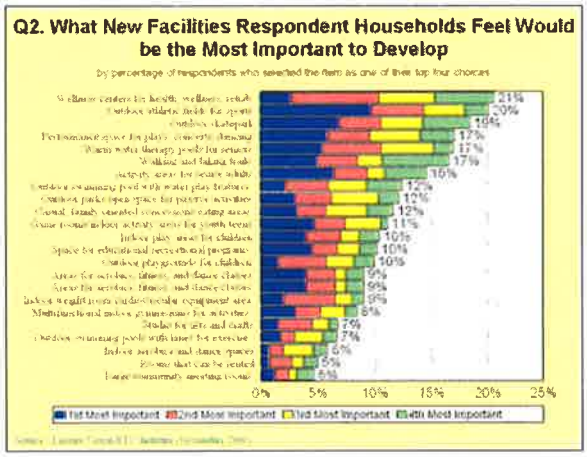
Leisure Vision

Existing Community and Recreation Facilities

- How well facilities meet citizens of Key Biscayne's needs (highest to lowest)
  - Large community meeting rooms
  - Multi-functional indoor gymnasiums for activities
  - Indoor weight room
  - Outdoor swimming pools with lanes for exercise
  - Areas for aerobics, fitness and dance classes

New Facility Needs - Priorities

- Less than 5% of respondents made open space a priority, with 12% ranking open space in their top 4 choices
- Ball fields were the #1 priority for respondents, yet only 20% of all respondents ranked ball fields in their top 4



The Village of Key Biscayne has useful documents already created by consultants that address trends, needs, deficiencies and standards. There is a general consensus of village residents needing more/improved passive and active recreational facilities. Level of Services standards have not been met as of recent, not only the "standard" guideline lack of park land but in a survey conducted 81% of surveyors agreed that Outdoor Parks/Open Space for passive activities were deficient. recreation facilities at Calusa Park are located within the Village; however, Calusa Park is owned by the County. The State and County own the two largest parks just adjacent to the Village at Bill Baggs Cape Florida State Recreation Area and Crandon Park. With Key Biscayne's addition of the Community Center, it allows residents to enjoy active recreation but at a cost.

The physical realities of the cost of land and difficulty in assembling parcels severely limit the ability of the Village to purchase more land for parks. In this respect – nearing build out – most opportunities must then entail the purchase of a developed parcel of land and demolition / redevelopment into a Village Park. Village Councils in the past have had the opportunity to take action in this behalf, but have declined to do so based on cost-prohibitive factors. With a projected decline in revenues over the next several years, the ability to purchase developed property may be even more cost-prohibitive today.

These same physical realities, however, present opportunities that the current factor of the LOS does not take into account. The purpose of the LOS is to provide a guideline with which to follow to ensure the preservation of open space and park land within a community. This LOS number does not take into account the beach, waterfront properties (open space/recreational space); private recreation facilities (tennis clubs, canals, yacht clubs, etc); or the proximity to Bill Baggs Cape Florida State Recreation Area and Crandon Park, and the beach. Clearly, there are more open space and park lands available for all residents in very close proximity to any or all of these facilities.

Other island communities, such as Marco Island and Sanibel Island, have faced these same challenges that the Village of Key Biscayne is facing. As a part of their parks planning, both took advantage of any or all of the methodologies mentioned in the previous paragraph. In other communities – such as Coral Gables – Miami/Dade parks were taken into consideration for the development of their Level of Service standards. Clearly, these alternatives are practical tools that acknowledge the realities of parks and recreation, the preservation of open space, and the availability of recreation to residents.

During the first quarter of 2009, a series of focus group meetings and public workshops were held to specifically discuss the perceived needs of the Key Biscayne resident population in terms of the need for additional parkland, the concurrency issue, and the use of the 530 Crandon site. Concurrently, a telephone survey was commissioned in order to statistically measure the attitudes of the general public in terms of parks and recreation needs.

The following are conclusions regarding the public input received for this initiative.

Conclusion 1: Parks and Open Space are highly regarded by residents.

The public generally describes the Village as a 'Village in a Park' – that parks and recreation are a major reason why residents enjoy a high quality of life. The passive green space, bikeways, natural areas, beaches and other parkland are cherished elements of the Village and should be protected.

Conclusion 2: There is a need for additional green space.

While residents cherish the existing park system and desire additional land for active recreational activities, additional green space is desirable in the form of passive activities, such as garden spaces and smaller outdoor spaces for seniors, adults and teens to enjoy. Activities such as dominos and chess should be encouraged, and programmed activities for teens and seniors are desirable in such a setting.

Conclusion 3: The Village must find a solution to the shortage of ball fields for league play.

Repeatedly in nearly every meeting the need for additional ball fields was discussed by residents. Realistically, residents seem to be aware that the Village is near build out and the necessary room to construct new Village ball fields is nearly non-existent. Therefore, there is a great desire by residents for the Village to actively work with Miami Dade County, the City of Miami and the Virginia Key Beach Park to create new ball fields on other property for the use of Key Biscayne residents.

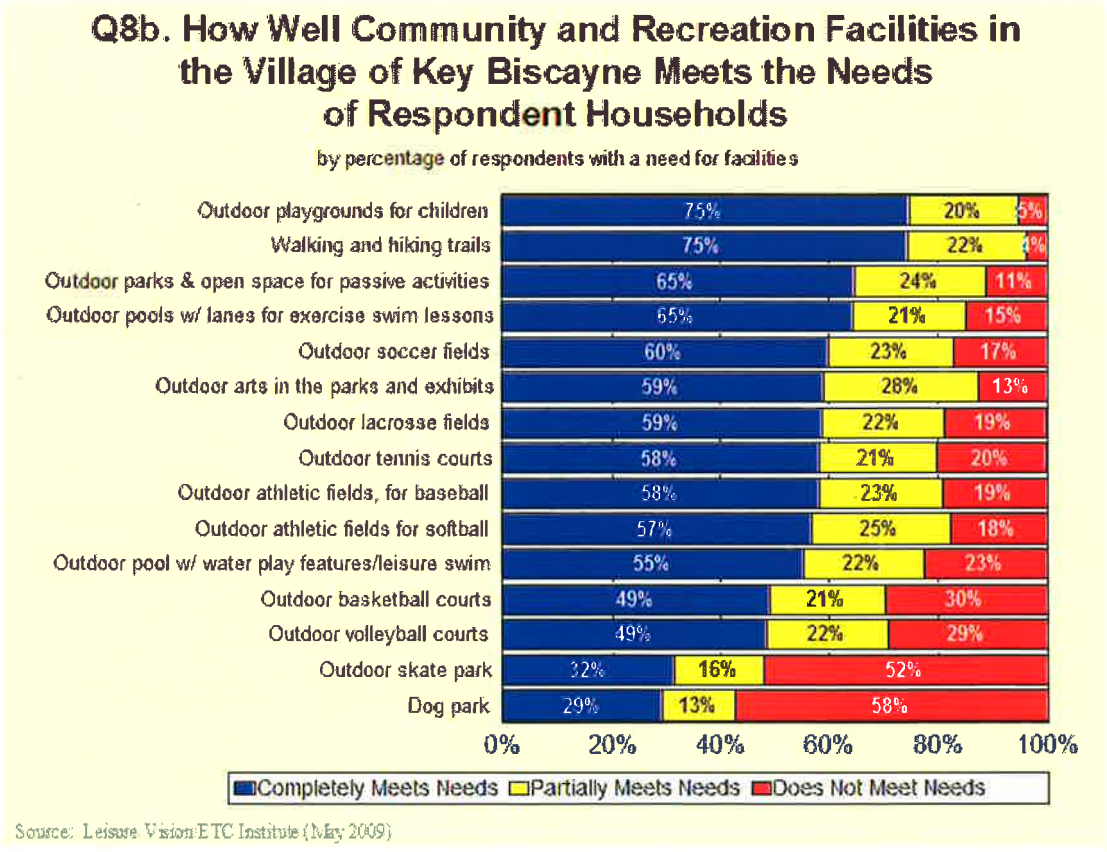
Part 3: Recreation and Open Space Needs – Telephone Survey

During the first quarter of 2009, a telephone survey was conducted to specifically test the perceived needs of the Key Biscayne resident population in terms of the need for additional parkland, the concurrency issue, and potential future funding for parks projects. The study was undertaken and cross-checked so that the survey is a statistically true representation of the Village resident.

The following are conclusions regarding the public input received for this initiative.

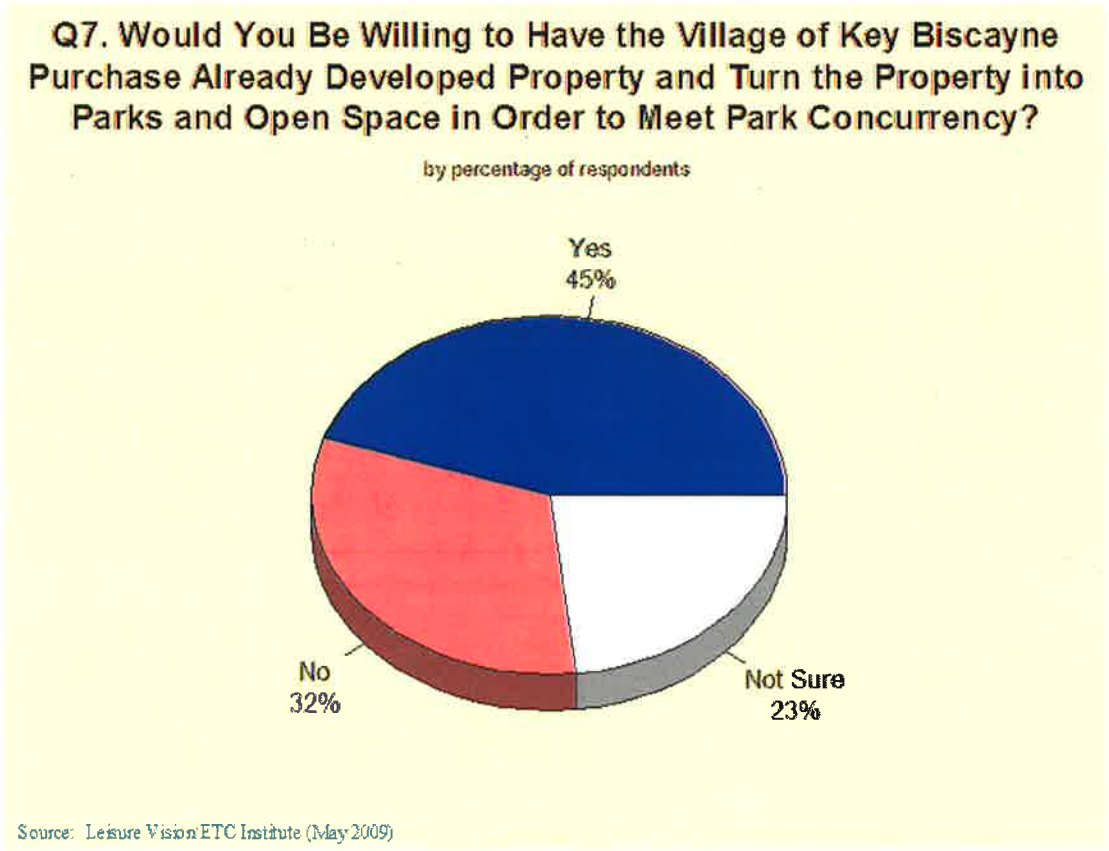
Conclusion 1: Based on the results of the telephone survey, Key Biscayne residents' feel the majority of their parks and recreation needs are currently being met.

The results of question 8b of the telephone survey are a measure of which parks types and facilities are currently meeting (or not meeting) the needs of the residents of the Village. In this case, only two park facility types (a skate park and a dog park) are needs believed by the majority of respondents that are currently not being met. Conversely, the far majority of respondents believe that the Village's outdoor parks and open spaces are meeting their current needs.



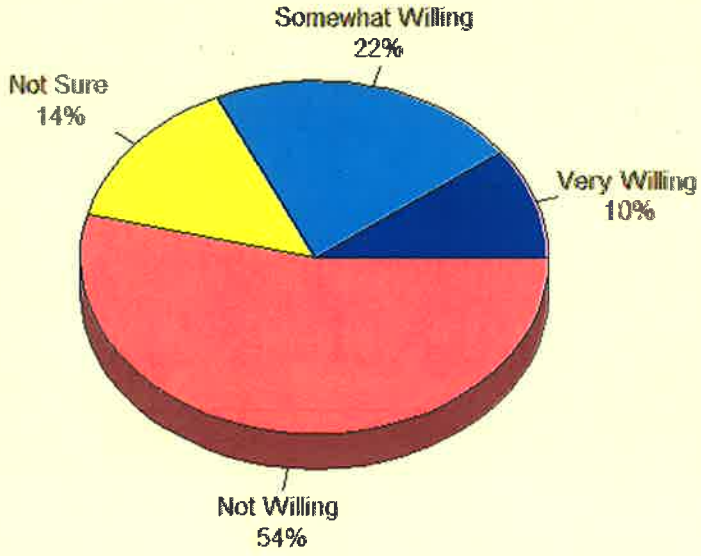
Conclusion 2: The majority of Village residents would not approve of the purchase of additional lands for parks and open space use; would not approve of increased user fees; and would not approve of a referendum to bond such improvements.

When asked about specific means to pay for parks improvements, residents consistently said 'no' to fees or charges above and beyond the status quo.



Q12. How Willing Would You Be to Pay Higher User Fees to Develop the Types of Outdoor Parks, Trails, and Recreation Facilities That Are Most Important to Your Household?

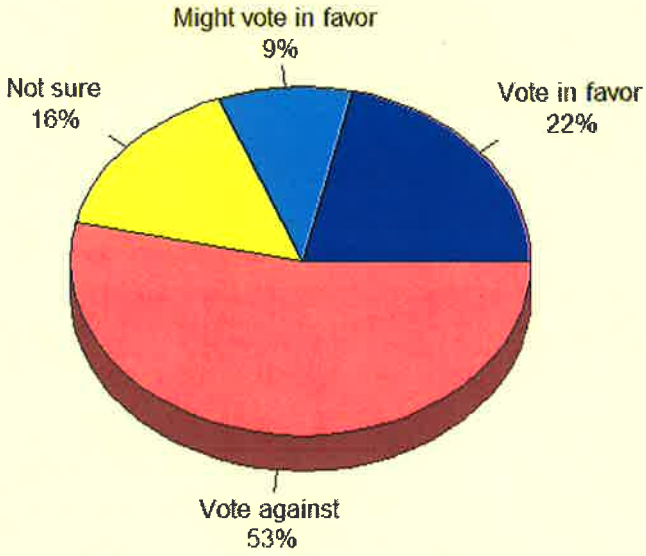
by percentage of respondents



Source: Leisure Vision/ETC Institute (May 2009)

Q15. How Would You Vote in an Election to Increase Property Taxes for the Amount of Money You Support to Fund the Types of Outdoor Parks, Trails, and Recreation Facilities That Are Most Important to Their Household?

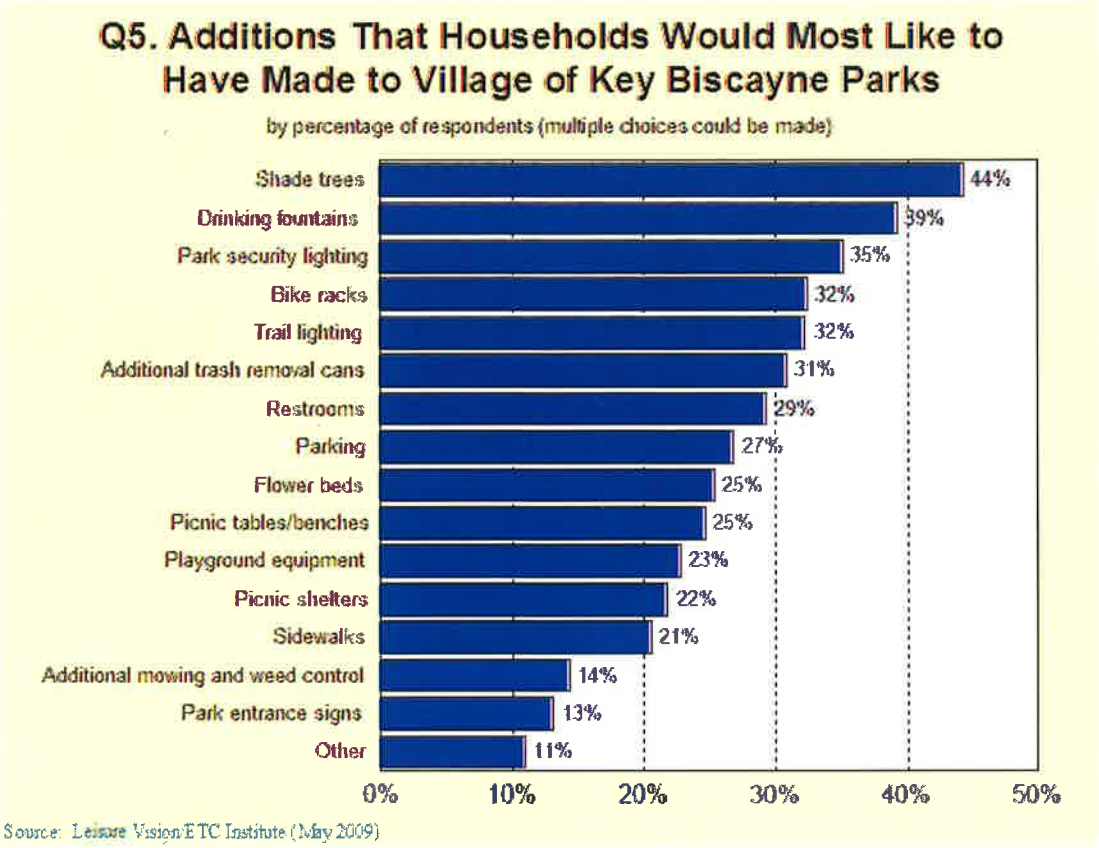
by percentage of respondents



Source: Leisure Vision/ETC Institute (May 2009)

Conclusion 3: If parks improvements are to be made, the Village residents want to go 'green'.

When asked about specific types of improvements to parks, the highest ranked improvement is the planting of additional shade trees in existing parks.



Section 3: 530 Crandon Site Design

On Saturday, February 14, 2009, a public workshop was facilitated specifically for the purpose of discussing the future of the 530 Crandon Site. (Actual meeting minutes are provided in the Appendix section for review, as well as a copy of the exercise scenarios and a printed version of the electronic presentation given that morning.) A series of exercises were undertaken with the purpose of educating attendees as well as providing the opportunity for public input as to the future facilities and uses that could be present on the site.

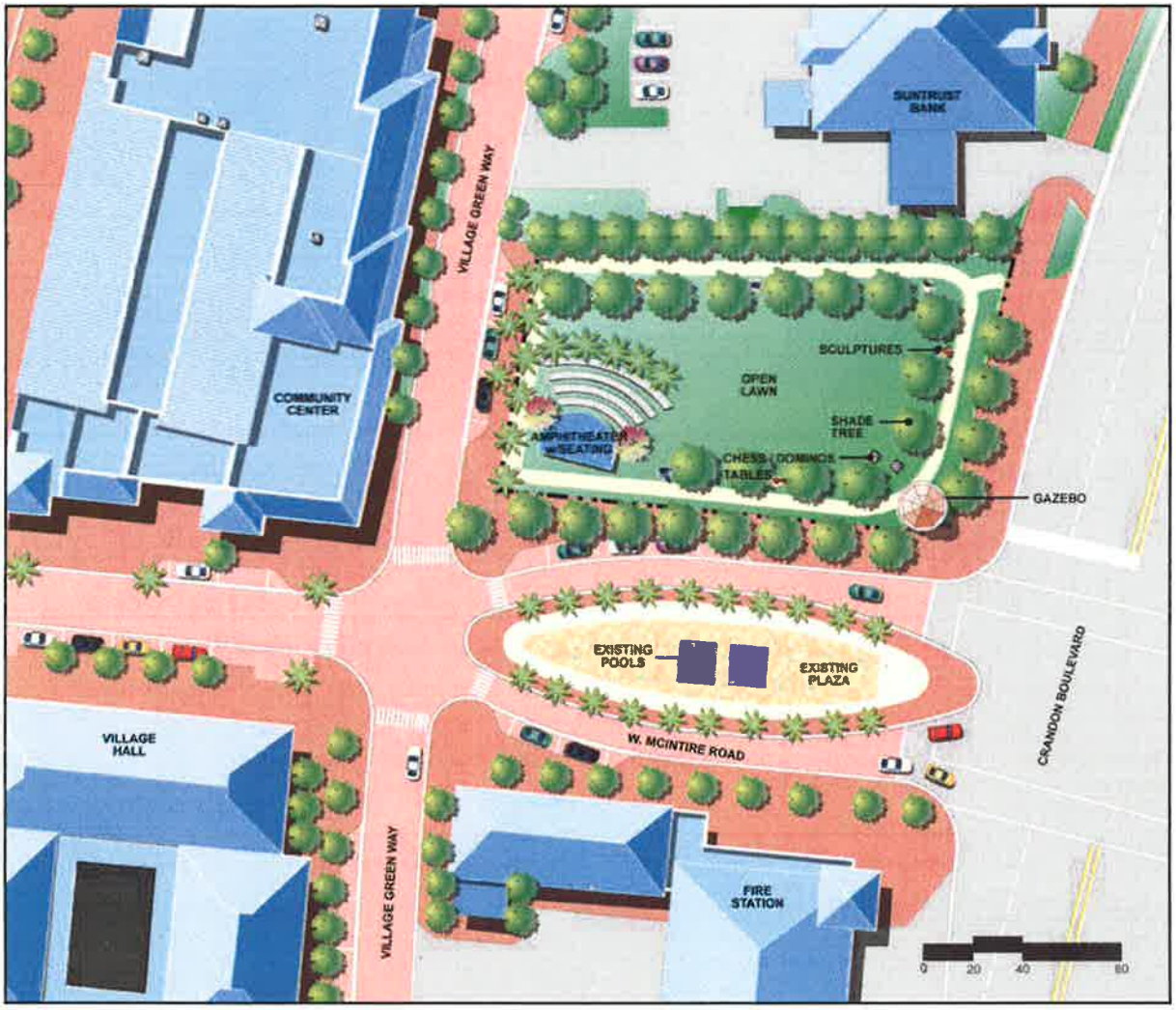
Through a series of role-playing exercises, a development program for the site was created. This development program was further prioritized through the use of a 'dots' exercise wherein participants were given three dots to place beside their three highest priority items. The prioritized development program including the actual number of votes each item received is listed below:

1. Multi-use facility (13 votes)
2. Educational facility (10)
3. Green space (8)
4. Amphitheater (4)
5. Arts facility (2)
6. Open Space (2)
7. Passive park 1)
8. Viewing decks (1)
9. Programmed recreational spaces (1)
10. Community gathering space (1)
11. Gardens
12. Shelters
13. Green roof
14. Skate park

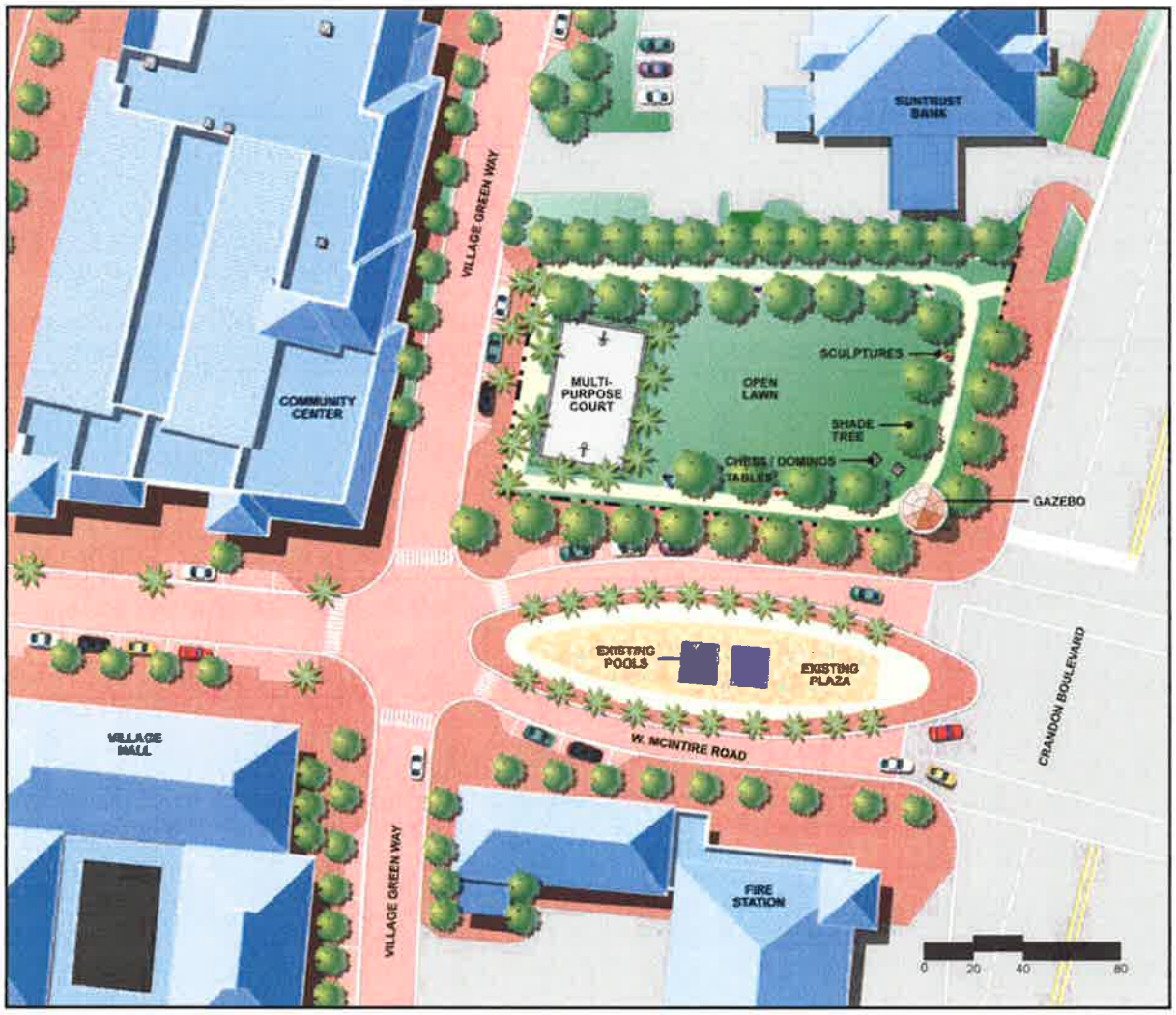
Once consensus on the development program was achieved, small groups of meeting attendees were created to help define the future of the park through drawings and sketches. The exercise resulted in a clear delineation between those in favor of constructing an educational facility/charter school on the site versus those that were not in favor of the school in this location. The concepts were then further refined by representatives of the IBI Group and appear in the section that follows:

Concept Plan 1

Concept Plan 2a



Concept Plan 2b



Concept Plan 2c

Concept Plan 3

Concept Plan 4

Section 4: Recommendations

Residents of the Village of Key Biscayne have access to a wide range of recreation facilities and activities, including those provided by other publicly-owned lands which are open for use within easy driving or biking distance, including Bill Baggs State Park, Calusa Park, Crandon Park, Virginia Key Beach Park, the Rickenbacker Causeway, etc among others. The importance of recognizing these facilities as a part of the park and open space inventory available to residents is that it illustrates the many opportunities that do exist for residents of the Village. From a regulatory bookkeeping standpoint, the Village cannot take credit for all of them in terms of level of service. But in reality, these facilities cannot be ignored when considering the enormous contribution each makes toward the quality of life on the island. The Village is essentially a 'Village in a Park'.

Keeping in mind the totality of facilities and lands available for recreation, the following recommendations are made to address specific needs or issues regarding public lands and/or facilities.

Item 1: Rectify the Parks Level of Service Deficiency

Recommendation 1.1: Address the park deficiency in the Master Plan by including an accurate accounting of all recreation lands - Goal 1 of the Recreation and Open Space Element of the 1995 Master Plan states that the Village shall 'provide a desirable level of public recreation and open space facilities together with supplemental private recreation and open space facilities'. The Village has subsequently created an inventory of public lands that provide these opportunities for residents. This inventory as stated in Part 1 of this document, however, is somewhat incomplete: it does not take into account all public lands that are currently open and maintained by the Village for recreation. These lands should include the beach at a minimum in order to fully account for all recreation within the Village.

Other facilities such as the land to be dedicated to the Village by developers should also be included in the count when the dedication occurs.

The property at 530 Crandon will also be included in the overall count as already specified by the Village's EAR update. This should be done when park is designed and constructed.

Any improvements to Virginia Key or Calusa Park should be added to the park inventory through the execution of an inter-local agreement.

These actions are consistent with other Parks and Recreation standards, such as the LOS standards and guidelines as proposed by the National Recreation and Parks Association, as well as consistent with precedents set by other island communities in Florida, such as Marco Island and Sanibel Island.

Recommendation 1.2: Safeguard the quality of life on the Key by maintaining current development standards and density restrictions. Throughout this process, residents of Key Biscayne commented on the need for the Village to preserve its density caps and requirements to insure the current quality of life on the island for current and future generations. These development standards and density restrictions should not be relaxed.

Item 2: Need for Urban Open Space / Passive Green space

Recommendation 2.1: Civic Center Park: Design and construct a park in the Village Center at the 530 Crandon site for active and passive activities. The need for a quiet green space where both seniors and children could congregate in small groups was discussed within each of the public workshops and focus group meetings. This space was envisioned to include areas of gaming, such as chess and dominos; a small performance stage for outdoor exhibitions; green space; shade walking paths; and lawn space; however it is recognized that the majority of residents desire playing fields and more active spaces. Over the years, the use of the Village Green has become significantly more active leaving very few areas for passive activities. Portions of 530 Crandon Boulevard could be designed to restore passive recreation space within the area that comprises the Civic Center and the Village Green. The drawing below and all of the Concept 2 drawings address these objectives.

The development of the 530 Crandon site could easily fill these needs. As depicted in Section 3 of this report, any of the proposed concepts include the program items listed above. In the schemes that did not include a building for either a civic or educational use, the site can accommodate all of the uses for the passive recreation of Village residents. In addition, a multipurpose court could also be included allowing for a flexible court to be utilized allowing for basketball, tennis or even a small skate park area.

The elimination of the Village Green Way roadway would also eliminate the current safety issues present in the afternoons in front of the Community Center due to the unsafe mix of a high volume of pedestrians and automobiles. As a part of this concept, the vehicular drop-off area would be located adjacent to McIntyre. Also, additional golf cart and automobile parking would be opened up on the backside of the community center, keeping vehicles away from the front of the Community Center and increasing the amount of parking available. In order to accommodate areas for emergency vehicles, grassed 'pavers' may be used in critical access areas near the building.

The elimination of Village Green Way increases the amount of green space in the civic heart of the Village. This solution is consistent with the original vision of the Village Center and is depicted in the Master Plan. As Village Green Way is already counted in the LOS calculations, there will be no impact in the existing deficit. Lastly, when the uses for 530 Crandon Boulevard are considered by the Village Council, consideration should also include the cost of programming, maintaining, and staffing the facility.

Recommendation 2.2: Acquire property as opportunities arise in the future and it dedicate towards the creation of green space. Currently, fee-simple purchase of additional parkland is prohibitively expensive, and currently not a high priority of the Village. Over time, however, opportunities may arise for the Village to add to its inventory of parkland either through donation, dedication, or some other gift. The

Village should always be in the situation of protecting the resident's quality of life and this activity would ensure that for future generations.

Item 3: Need for Additional Ball fields

Recommendation 3.1: Improve Calusa Park in a manner consistent the Crandon Park Master Plan within the financial feasibility of the Village. Improvements include a large meadow, an open but roofed shelter/trail head pavilion/rest room structure, 3 picnic shelters, a pathway/trail through the park, multi-use courts, sand play area, parking lot, an interpretive information center, and landscaping. In addition, there is an opportunity to connect Calusa Park directly to Harbor Drive through an existing easement between St. Agnes Catholic Church and the 7-11 Shopping Center. Improvements along the easement should include a pathway, benches at the intersection with Calusa Park. The Village should enter into an inter-local agreement with the County to manage and maintain the Park.

Since Calusa Park is already included in the Village's Level of Service calculation, this improvement will not add to the overall count, except for the improvement to the easement.

Recommendation 3.2: Improve the great lawn area on Virginia Key Beach Trust property to include several ball fields for Village use. The Village should investigate and design ball fields at the Virginia Key Beach Trust through the creation of an interlocal agreement with the agency that controls these lands. The Village should explore the use of the great lawn through an inter-local agreement at the Virginia Key Trust Property for several ball fields. Conceptually, it appears that at least two fields may be constructed and still retain the character that the Virginia Key Beach Park Trust is trying to maintain as a part of their overall master plan. These fields could possibly be lit for nighttime use and again relieve the overcrowding on the Village's fields.

Completing recommendations 3 and 4 would reduce pressure on the already overloaded use of the Village Green for league games. Improvements on Virginia Key (photo, right) that include ball fields may also compliment the proposed improvements at the Beach Park. Facilities including pavilions, restrooms, grills and food services are all a part of the overall master development and renovation plan for the park. These facilities would be a necessary component for the successful operation of ball games on the Key.

Opinion of Probable Cost – Concept Plan #4

IBI GROUP

PROJECT NAME:	Key Biscayne - 530 Crandon Boulevard
IBI PROJECT NO.:	20471
DATE:	May 6, 2009
PROJECT PHASE:	Concept Plan 4

Opinion of Probable Cost

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
A.	Demolition					
1.	Village Green Way & Access road	1546	sqyd	$8.00	$12,368.00	
2.	Clearing & Grubbing	43110	sf	$1.25	$53,887.50	
	Demolition Subtotal				$66,255.50	
B	Electrical					
1.	Drop Service	1.00	lump sum	$7,500.00	$7,500.00	
2.	Transformer & Meter & Breaker	1.00	lump sum	$10,000.00	$10,000.00	
	Electrical Subtotal				$17,500.00	
C	Hardscape					
1.	Specialty Paving	16049	sf	$10.00	$160,490.00	
2.	Amphitheater Seating	210	lf	$65.00	$13,650.00	
3.	Bank Entrance - Reconfig.	1	lump sum	$8,500.00	$8,500.00	
4.	Roundabout & Drop-off	1	lump sum	$12,500.00	$12,500.00	
5.	Parallel Parking	7	each	$1,250.00	$8,750.00	
6.	Multi-Purpose Court	1	lump sum	$20,000.00	$20,000.00	
7.	Trash Receptacles	6	each	$2,000.00	$12,000.00	
8.	Benches	4	each	$2,500.00	$10,000.00	
9.	Adirondack Chairs	16	each	$550.00	$8,800.00	
10.	Chess Tables	4	each	$2,000.00	$8,000.00	
	Hardscape Subtotal				$235,890.00	
D	Architecture					
1.	Amphitheater Stage w/ Roof	1	lump sum	$195,000.00	$195,000.00	
2.	Storage Shed	1	each	$15,000.00	$15,000.00	5' x 50' storage shed
3.	Gazebo	1	each	$35,000.00	$35,000.00	
	Site Furnishings Subtotal				$210,000.00	
E	Landscape					
1.	Palm Trees	42	each	$900.00	$37,800.00	12' OA height
2.	Shade Trees	62	each	$925.00	$57,350.00	12' x 6'; 2.5" cal.
3.	Ornamental Trees	15	each	$350.00	$5,250.00	8'x8'
4.	Shrubs & Groundcover	2987	sf	$6.00	$17,922.00	
6.	Sod	43110	sf	$0.55	$23,710.50	Solid Sod
	Landscape Subtotal				$142,032.50	
F	Irrigation					
1.	Sprinkler heads & bubblers	43110	sf	$2.50	$107,775.00	Full coverage
	Irrigation Subtotal				$107,775.00	
	Construction Subtotal				$713,197.50	
G	General Conditions					
1.	Mobilization	5%	lump sum	$35,659.88	$35,659.88	5% of Construction Cost
2.	Maintenance of Traffic	1%	lump sum	$7,131.98	$7,131.98	2% of Construction Cost
3.	Construction Contingency	30%	lump sum	$213,959.25	$213,959.25	20% of Construction Cost
4.	Inflation - 5%/Year	5%	lump sum	$35,659.88	$35,659.88	5% of Construction Cost Per Year
5.	Bonds & Insurance	5%	lump sum	$35,659.88	$35,659.88	5% of Construction Cost
6.	Permit Submittals & Reviews	5%	lump sum	$35,659.88	$35,659.88	5% of Construction Cost
7.	General Conditions	5%	lump sum	$35,659.88	$35,659.88	5% of Construction Cost
	General Conditions Subtotal				$399,390.60	
	Total				$1,178,843.60	

The IBI Group, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

Meeting Minutes

Focus Group Meeting:

Focus 1

Mini Parks/Neighborhood Parks

Playing Fields

Parks Needs

Concurrency

Question 1

Parkland ✓

Tennis ✓✓

Can walk to recreate ✓

Safety, lifestyle ✓✓✓

Beach re-nourishment ✓✓

Natural Beauty of natural habitat (including natural waterways) ✓✓

Village *mainly* parks – Eco-tourism center of Miami-Dade

Small ✓

Recreation opportunities "connect" residents (active)

Good number of "mini-parks"

Bay and ocean connection to water – Views to water (no public views) ✓

- **Would like to be dog friendly**
- **Need passive/quiet park (dominos) ✓**
- **Skate Park need**
  - **Bike Paths (keep/hold 2.5#) ✓**
- **Community Garden**
- **Seniors indoor/outdoor needs**
  - **Overbuilding – need**
  - **Greenspace Required**
- **Teens – Indoor/outdoor needs (programming)**
- **Cultural Arts (need)**

- **Evaluate existing facilities/island – creative solutions for current needs (redevelopment, etc.)**
- **Online survey? (Cell phones, less land lines)**
- **"Play" streets**

Meeting 2

Parks Needs/Concurrency

Bay Park ✓✓✓✓✓✓

Ball Fields ✓✓✓✓✓✓

Senior Center ✓✓

Amphitheater ✓✓✓

Reduce Congestion – Acquire Property ✓

530 Crandon Site – Do Not Affect Crandon Blvd.

Skateboard Park ✓

High School/Community Learning Center ✓✓✓✓✓✓✓

Teen Center / Programs

Parking for Service Vehicles

Community Garden

Chess Table Park / Dominos

Boardwalk on Beach ✓✓✓✓✓

Bocce Court

Urban / Adult Park ✓✓✓

Tax Yourself (pay more)

Emphasis on Teens ✓✓✓✓

International Programs ✓

QUESTIONS:

1. ***What's so special about living in Key Biscayne?***

Quality of life, safety, great place for children, sense of community small town feel, beach, walking, biking, tennis

2. ***What parks, recreation facilities and/or programs do you currently use the most?***

The Village Green, Community Center, the beach, Bill Baggs Park, streets

3. ***What types of parks, recreation facilities and/or programs do you wish were available in Key Biscayne?***

More children/"old people" area, educational, cultural, youth facilities, a top ranked high school program

4. ***Do you have adequate:***

Mini Parks/plazas: yes
Small neighborhood parks: yes/no
Large Community Parks: yes/no – Bill Baggs, Crandon Park
Sports complexes, aquatic centers and/or other special purpose facilities:
- no/yes, great improvement over past

Bikeways, sidewalks and trails: yes, always want more
Beach and water access including boat ramps: yes, need beach re-nourishment
Natural areas: yes, happy with Bill Baggs and Crandon

5. ***Of those listed above, which are most important to you?***

Beach, greenspace for all, active sports and walking areas, meeting the needs of the community especially youth, Bill Baggs, Crandon Park

6. ***Would you be willing to pay additional taxes or use fees for these?***

Yes/no (Depends on what it adds to community

Public Charette:

A public meeting was held on Saturday February 14, 2009 at 9:00AM at the Key Biscayne Community Center to discuss direction of and develop program elements for 530 Crandon Boulevard. The following is a summary the charette.

1. **IBI Introduction** – Discussion of project background including location, adjacent properties and prior community recommendations. IBI presented possible uses for 530 Crandon Boulevard; suggested potential program elements and land uses. IBI stressed the importance of hearing public comments and desired land development from residents for 530 Crandon Boulevard based on facilities and community amenities that Key Biscayne currently lacks.

2. **Exercise No. 1 Role Playing** – IBI separated residents into two focus groups for the role playing exercise. They were asked to read over a detailed character sheet (Attached) to familiarize themselves with an assigned character. Next a series of questions (Attached) were asked about the fully constructed 530 Crandon Boulevard Site that involved looking back from the future. Then residents were asked to formulate responses to the following five questions while role playing.

    1. **What makes this place (site, project) so special?**
    2. **What benefits – recreational, social, etc. – do both our residents and visitors get from what we have constructed?**
    3. **Describe your most memorable day at the project site.**
    4. **What about the project do you enjoy the most?**
    5. **What do you tell your out-of-town friends and family about the project?**

3. **Summary of Role Playing** – Both focus groups were asked to present their responses to the group. The following is a list of responses to the questions asked divided into Group 1 and Group 2.

    Group 1 - Beverly & Jake

    1. Safety, serenity, proximity, social gathering, community use
    2. Socializing, cultural, educational, recreational
    3. Opening day, weekend use
        -Morning: gathering of people for recreational uses – formal yoga class with theory, calisthenics and/or gymnastics.
        -Afternoon: discussing a book, art history or politics of local area.
        -Evening: cultural, musical or theatrical event – Amphitheatre
    4. True sense of community feel, residents of all ages use the facility
    5. Lucky to have a place like this within our village, this is what makes Key Biscayne special, very proud the community has this facility

    Group 2 - Elaine

    1. Visually appealing/inviting, higher view point to observe surrounding facilities, frames town square
    2. Space includes several activities
    3. Weekends
    4. Multi-use facility - performance, cultural, learning, collaborative use and needs
    5. Inclusive of entire community

Groups 1 and 2 started to discuss program elements which could be incorporated into the 530 Crandon Boulevard site. Group 2 discussed at length the design of an individual resident and the possibilities of a school on the site.

4. **Program list from Role Playing** - The following is a list of program elements that developed from the role playing exercise
    a. **Green space – 8 dots**
    b. **Gardens**
    c. **Shelters**
    d. **Green roof**
    e. **Passive park – 1 dot**
    f. **Multi-use facility – 13 dots**
    g. **Viewing decks - elevated spaces – 1 dot**
    h. **Amphitheatre – 4 dots**
    i. **Educational facility – school – 10 dots**
    j. **Programmed recreational spaces – 1 dot**
    k. **Arts facility – 2 dots**
    l. **Open space – 2 dots**
    m. **Community gathering space – 1 dot**
    n. **Skate park**

    Next residents were asked to place dots next to program elements to display level of importance between elements to be incorporated into 530 Crandon Boulevard site as noted above.

5. **Exercise No. 2 Sketches** - Exercise 2 introduced a few new residents that were not able to make it for the earlier events. IBI broke Groups 1 and 2 into 3 groups for the sketch/design exercise. The following is a summary of Groups 1, 2 and 3 preliminary site plans.

6. **Summary of Design Concepts**

    Group 1

    Group 1 had two different concepts for 530 Crandon Boulevard. The first design incorporated an Amphitheater at the Northern most point of the Site and a central plaza for gathering or meeting. Seating for the amphitheatre was to be anchored on the West and East sides with the middle comprised of a central plaza area for gathering or meeting, surrounded by landscape. There is to be a strong connection between the 530 Crandon site and the existing hardscape design in the West McIntyre Street oval. Residents felt there was a strong sense of disconnect and the space was not being efficiently utilized. The second concept has a 3 story 17,000 S.F. building with green roof on the West side of the site. A stage large enough for an orchestra to play will abut the East side of the building. The roof line at the top of the first floor shall expand to the edge of the stage to protect it from poor weather, this way performances/shows can still go on. A garden shall be incorporated into the amphitheatre seating, still allowing for full connectivity with the existing hardscape design on West McIntyre Street.

    Group 2

    Residents developed an open concept plan that can be accessed along the sidewalks on the West, East and South sides of the site, vertical elements are to be strategically placed in all four corners of the site. A heavily landscaped buffer shall separate the 530 Crandon site from the existing SunTrust bank to the North. The center of the site is comprised of a raised seating area. This plan focuses on green/open space that can be used for many activities. The oval on West McIntyre Street can be used as a temporary performance space. A visual corridor will have to be left open the South side of the site. A resident from Group 2 returned late and proposed a different concept plan. His plan proposed a large multi-use building as a charter school and educational conservatory. The building would connect with the existing Key Biscayne Community Center via over road walkway.

Group 3

Residents of this focus group would like to combine the right-of-way that extends across Village Green Way with the 530 Crandon Boulevard site. On the West side of the site, Group 3 proposed a multi-purpose hard court. It can function as a Basketball court, Volleyball Court, etc. depending on the striping of the asphalt/concrete. The remainder of the site will be comprised of multi-use facility/building that can serve numerous recreational/educational performance purposes. The first floor will have an "open air" feel with an amphitheatre and seating. The top floor of the building will be a roof top garden concept that will provide views to the water/hardscape design in the oval of West McIntyre Street.